

00552347/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

INGLESEA TERRACE CONDOMINIUM  
HOMEOWNERS ASSOCIATION, a Washington  
non-profit corporation

vs.

UNKNOWN HEIRS AND DEVISEES OF HENRY  
R. RAINE JR; ESTATE OF HENRY R. RAINE JR,  
DECEASED; DWIGHT RAINE AND JANE DOE  
RAINE, HUSBAND AND WIFE OR STATE  
REGISTERED DOMESTIC PARTNERS; JOHN  
DOE AND JANE DOE, UNKNOWN OCCUPANTS  
OF THE SUBJECT REAL PROPERTY; AND ALSO  
ALL OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN,  
OR INTEREST IN THE REAL ESTATE  
DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 15-2-26608-0 KNT

JUDGMENT RENDERED ON	8/5/2016
ORDER OF SALE ISSUED:	8/29/2016
DATE OF LEVY:	9/7/2016

TO: UNKNOWN HEIRS AND DEVISEES OF HENRY R. RAINE JR; ESTATE OF HENRY R. RAINE JR, DECEASED; AND ALSO ANY OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**12434 AMBAUM BLVD SW, UNIT C-214, SEATTLE, WA 98146**

UNIT 214, BUILDING C OF INGLESEA TERRACE, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8404250627, AND ANY AMENDMENTS THERETO, IN VOLUME 69 OF CONDOMINIUMS, PAGES 52 THROUGH 54, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.  
THE CONDOMINIUM DECLARATION WAS AMENDED BY INSTRUMENT(S)  
RECORDED: APRIL 1, 1986 RECORDING NO(S): 8604010585  
PARCEL ID NUMBER: 357500-0290-08

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: OCTOBER 28, 2016**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$13,012.03** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
LAW OFFICES OF JAMES L.  
STRICHARTZ  
201 QUEEN ANNE AVENUE NORTH  
SUITE 400  
SEATTLE, WA 98109-4824